



CLARK COUNTY WASHINGTON

DEVELOPMENT PROJECTS WEEKLY REPORT

November 3, 2004

This weekly report provides a listing of new development projects proposed in Clark County. These projects are under review by the Community Development Department. To research or track a specific project, it will be important to have the project name and case number, which are determined when an official application is submitted. Project names and numbers are listed when a project first appears in the weekly report as a Type II or Type III proposal, as shown below.

The applications and proposed plans, staff reports, and final decisions for projects listed below are available for public review at our offices. These may also be viewed at our Web site at www.clark.wa.gov/commdev/development/index.html then click on Proposed Developments or Meetings and Hearings.

If you have questions about a particular type of permit and the review process, you may go to our Web page for an information handout for each type of permit. To view handouts at our Web site, go to www.clark.wa.gov/commdev/development/typespermits.html. You may also request a copy of these materials at our offices.

■ **NEW PROJECT PROPOSALS** (*Pre-application conferences*)

The department requires a pre-application conference before it will accept a formal application for projects that require public notice and may require public hearings. This provides an opportunity for the property owner and/or developer to explore the situation with county staff. Members of the public may attend and listen to the discussion. The schedule does not allow for public comment at that stage, however.

Project name:	PACIFIC COMMUNITY PARK
Case number:	PAC2004-00241
Description:	DEVELOP PARK INCLUDE PLAY AREA – EXTREME SPORT AREA, PARKING, RESTROOMS, SHELTERS, IN-LINE HOCKEY, BASKETBALL & STORAGE FACILITIES
Location:	16303 NE 15 TH AVENUE
Applicant contact:	LISA GOORJIAN
Neighborhood association:	EVERGREEN EAST NEIGHBORHOOD ASSOCIATION
Pre-application conference:	DATE: 11/18/04 TIME: 9:00AM ROOM 313
Project name:	EAST WOODS PRESBYTERIAN CHURCH
Case number:	PAC2004-00240
Description:	CONSTRUCT NEW CHURCH 11,440 SQ FT PHASE 1, W/3 SUBSEQUENT ADDITIONS – PH 2 TO BE A 5,312 SQ FT CLASSROOM ADDN. PH 3, 1,516 SQ FT SANCTUARY ADDN. PH 4, 12,788 SQ FT GYM ADDN.
Location:	NE 162 ND AVENUE/NE 20 TH STREET
Applicant contact:	LISA SLATER, SLATER ARCHITECTURE
Neighborhood association:	EVERGREEN EAST NEIGHBORHOOD ASSOCIATION
Pre-application conference:	DATE: 11/18/04 TIME:10:00AM ROOM 323
Project name:	HIGDON BARN
Case number:	PAC2004-00243
Description:	BUILD A BARN 35' X 48' IN THE GORGE AREA ZONED GR-10
Location:	3507 SE HANS NAGEL ROAD
Applicant contact:	CONNIE HIGDON
Neighborhood association:	WASHOUGAL RIVER NEIGHBORHOOD ASSOCIATION
Pre-application conference:	DATE: 11/18/04 TIME: 11:00AM ROOM 313
Project name:	WILEY SUBDIVISION
Case number:	PAC2004-00244
Description:	DIVIDE 2.81 ACRES INTO 13 SINGLE FAMILY LOTS
Location:	7806 NE 107 TH AVENUE
Applicant contact:	WILLIAM RAUCH, SOLARUS DEVELOPMENT
Neighborhood association:	AREA NOT REPRESENTED
Pre-application conference:	DATE: 11/18/04 TIME: 1:00PM ROOM 313

■ Project name:	MORTGAGE COMPANY OFFICE
Case number:	PAC2004-00248
Description:	CONVERT RESIDENT TO PROFESSIONAL OFFICE APPROX. 10,000 SQ. FT. – ADD NEW PARKING LOT, ZONE CL
Location:	7012 NE HAZEL DELL AVENUE/ 7104 NE HAZEL DELL AVENUE
Applicant contact:	STEVE KAY
Neighborhood association:	WEST HAZEL DELL NEIGHBORHOOD ASSOCIATION
Pre-application conference:	DATE: 11/18/04 TIME: 1:00PM ROOM 323
■ Project name:	LAURELWOOD BAPTIST CHURCH
Case number:	PAC2004-00249
Description:	3 PHASED EXPANSION OF EXISTING CHURCH IN R1-6 ZONING DIST. (PHASE 1, 15,680 SQ FT; PHASE 2, 7,240 SQ FT; PHASE 3, 18,000 SQ FT
Location:	500 NE 172 ND AVENUE
Applicant contact:	HARB ENGINEERING, INC.
Neighborhood association:	EVERGREEN EAST NEIGHBORHOOD ASSOCIATION/FISHER-MILL PLAIN NEIGHBORHOOD ASSOCIATION
Pre-application conference:	DATE: 11/18/04 TIME: 2:00PM ROOM 313
■ Project name:	SIFTON PROFESSIONAL CENTER
Case number:	PAC2004-00245
Description:	CONSTRUCT TWO BUILDINGS IN TWO PHASES ON 1.6 ACRE & DEMOLISH EXISTING BUILDING
Location:	14011 NE FOURTH PLAIN BLVD.
Applicant contact:	DAN GEORGE, PLANNING SOLUTIONS, INC.
Neighborhood association:	HERITAGE NEIGHBORHOOD ASSOCIATION
Pre-application conference:	DATE: 11/18/04 TIME: 3:00PM ROOM 313
■ Project name:	SALMON CREEK VILLAGE
Case number:	PAC2004-00247
Description:	DIVIDE TAX LOT 99 & 354 (2.55 ACRES) INTO 15 SINGLE FAMILY LOTS IN R1-6 ZONE
Location:	1415 NE 129 TH STREET
Applicant contact:	JOEL STIRLING, STIRLING DESIGN, INC.
Neighborhood association:	NORTH SALMON CREEK NEIGHBORHOOD ASSOCIATION
Pre-application conference:	DATE: 11/18/04 TIME: 3:00PM ROOM 323

■ PROPOSALS FOR PUBLIC HEARING *(Type III review)*

Type III development applications require public notice and public hearings. The Community Development Department reviews each Type III proposal and prepares a staff report with recommendations to a land use hearings examiner. The examiner will conduct a public hearing to determine whether a proposal meets relevant codes and requirements. This process may include approval, approval with conditions, or denial. Type III decisions may be appealed to the Board of Clark County Commissioners. A decision by the Board of Clark County Commissioners may be appealed to the Clark County Superior Court.

The following projects are scheduled for public hearings. The public is invited to attend and provide testimony. Written comments may be sent to Community Development offices before the hearing date: Clark County Community Development, PO Box 5000, Vancouver WA 98666-5000; (360) 397-2375; comdev@clark.wa.gov.

■ <i>Project name:</i>	I-205 COMMERCE PARK SUBDIVISION
<i>Case number:</i>	PLD2004-00007;SEP2004-00013; ARC2004-00006; WET2004-00008
<i>Description:</i>	THE APPLICANT IS REQUESTING PRELIMINARY VAL TO SUBDIVIDE APPROXIMATELY 29 ACRES INTO 9 INDUSTRIAL LOTS IN THE ML ZONING DISTRICT.
<i>Location:</i>	6308 NE 88 TH STREET
<i>Neighborhood association:</i>	ANDRESEN/ST. JOHNS NA
<i>Planner contact:</i>	MICHAEL UDUK
<i>Hearing information:</i>	OCTOBER 14, 2004 – 1300 FRANKLIN – 7:00PM

■ <i>Project name:</i>	CAMELLIA SUBDIVISION
<i>Case number:</i>	PLD2004-00048;SEP2004-00032; WET2004-00005; ARC2004-00032
<i>Description:</i>	THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 38-ACRE PARCEL INTO 29 SINGLE-FAMILY RESIDENTIAL UNITS. THE PROPERTY IS LOCATED IN THE RC-1 ZONE DISTRICT.
<i>Location:</i>	18108 NE 122ND STREET
<i>Neighborhood association:</i>	MEADOW GLADE
<i>Planner contact:</i>	JOSHUA WARNER
<i>Hearing information:</i>	OCTOBER 28, 2004 – 1300 FRANKLIN – 7:00PM

■ <i>Project name:</i>	HAZEL DELL HEIGHTS SUBDIVISION
<i>Case number:</i>	PLD2004-00049;SEP2004-00081; VAR2004-00007

Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 3.51-ACRE PARCEL INTO 19 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R1-6 ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING A VARIANCE TO THE MINIMUM LOT WIDTH FOR LOT 1.

Location: NE 72ND STREET EAST OF NE 16TH AVENUE

Neighborhood association: NE HAZEL DELL NEIGHBORHOOD ASSOC.

Planner contact: DAN CARLSON

Hearing information: OCTOBER 7, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** PARKVIEW HEIGHTS SUBDIVISION

Case number: PLD2004-00045; SEP2004-00073; ARC2004-00030

Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 4-ACRE PARCEL INTO 58 ATTACHED RESIDENTIAL TOWNHOMES IN THE R-43 ZONE DISTRICT.

Location: 1413 NE 88TH STREET

Neighborhood association: NE HAZEL DELL NEIGHBORHOOD ASSOCIATION

Planner contact: RICHARD DAVIAU

Hearing information: OCTOBER 7, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** CAMILLE ESTATES SUBDIVISION

Case number: PLD2004-00057; SEP2004-00094; ARC2004-00044; VAR2004-00011

Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 9.3- ACRE PARCEL INTO 50 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT.

Location: 17413, 17417, 17601, 17519 AND 17411 NE EDMUNDS ROAD

Neighborhood association: EVERGREEN EAST NEIGHBORHOOD ASSOCIATION

Planner contact: SUSAN ELLINGER

Hearing information: SEPT 23, 2004 – 1300 FRANKLIN – 7:00PM

Decision Issued: 10/26/04

Appeal Period Over: 11/9/04

■ **Project name:.** WALNUT GROVE SUBDIVISION

Case number: PLD2004-00056; SEP2004-00093; EVR2004-00047, ARC2004-00043; MZR2004-00124

Description: THE APPLICANT IS REQUESTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 2.48 ACRES INTO 30 SINGLE-

Location: FAMILY RESIDENTIAL LOTS IN THE R-22 ZONING DISTRICT.
Neighborhood association: 7505 NE 58TH STREET
Planner contact: AREA NOT REPRESENTED
Hearing information: MICHAEL UDUK
SEPTEMBER 23, 2004 – 1300 FRANKLIN – 7:00PM
Decision Issued: 10/18/04
Appeal Period Over: 11/3/04

■ ***Project name:.*** WALNUT VILLAGE SUBDIVISION
Case number: PLD2004-00059; SEP2004-00102; EVR2004-00050; ARC2004-00048
Description: THE APPLICANT IS REQUESTING PRELIMINARY PLAT APPROVAL TO SUBDIVIDE APPROXIMATELY 2.94 ACRES ZONED R-18 INTO 37 SINGLE-FAMILY LOTS.
Location: 7416 NE 58TH STREET
Neighborhood association: AREA NOT REPRESENTED
Planner contact: MICHAEL UDUK
Hearing information: OCTOBER 7, 2004 – 1300 FRANKLIN – 7:00PM
Decision Issued: 10/28/04
Appeal Period Over: 11/8/04

■ ***Project name:.*** WARK DEVELOPMENT SUBDIVISION
Case number: PLD2004-00061; SEP2004-00114; VAR2004-00014; WET2004-00026; ARC2004-00039
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 4.71-ACRE PARCEL INTO 16 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-10 ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING AN ADMINISTRATIVE VARIANCE TO THE LOT WIDTH.
Location: 17216 NE 29TH AVENUE
Neighborhood association: FAIRGROUNDSNEIGHBORHOOD ASSOC.
Planner contact: RICHARD DAVIAU
Hearing information: OCTOBER 14, 2004 – 1300 FRANKLIN – 7:00PM

■ ***Project name:.*** HARJU ESTATES SUBDIVISION
Case number: PLD2004-00062; SEP2004-00116
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 3-ACRE PARCEL INTO 15 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT.
Location: 10615 NE 39TH AVENUE
Neighborhood association: SHERWOOD NEIGHBORHOOD ASSOCIATION
Planner contact: DAN CARLSON

<i>Hearing information:</i>	OCTOBER 14, 2004 – 1300 FRANKLIN – 7:00PM
<i>Decision Issued:</i>	10/27/04
<i>Appeal Period Over:</i>	11/10/04
■ Project name:.	ORCHARDS ELEMENTARY SCHOOL
Case number:	CUP2004-00006;PSR2004-00044; SEP2004-00121
<i>Description:</i>	THE APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL TO BUILD A NEW 61,500 SQUARE FOOT ELEMENTARY SCHOOL BUILDING TO REPLACE THE EXISTING 38,000 SQUARE FOOT BUILDING, A FUTURE MODULAR FAMILY RESOURCE CENTER (APPROXIMATELY 4,000 SQUARE FEET) AND A FUTURE APPROXIMATE 4,000 SQUARE FOOT MODULAR CLASSROOM BUILDING. THE PROPERTY IS LOCATED IN THE R-18 ZONE DISTRICT.
<i>Location:</i>	7000 NE 117 TH AVENUE
<i>Neighborhood association:</i>	AREA NOT REPRESENTED
<i>Planner contact:</i>	MICHAEL UDUK
<i>Hearing information:</i>	OCTOBER 14, 2004 – 1300 FRANKLIN – 7:00PM
■ Project name:.	KRAMER SOUTH SUBDIVISION
Case number:	PLD2004-00068;SEP2004-00124; VAR2004-00017
<i>Description:</i>	THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 2.6-ACRE PARCEL INTO 15 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING A VARIANCE TO REDUCE THE GARAGE SETBACK FROM THE TEMPORARY TURN-AROUND FOR LOTS 11 AND 12.
<i>Location:</i>	4309 NE 92 ND STREET
<i>Neighborhood association:</i>	NE HAZEL DELL NEIGHBORHOOD ASSOC.
<i>Planner contact:</i>	DAN CARLSON
<i>Hearing information:</i>	NOVEMBER 4, 2004 – 1300 FRANKLIN – 7:00PM
■ Project name:.	KRENZEL REZONE
Case number:	CPZ2004-00004; SEP2004-00128
<i>Description:</i>	THE APPLICANT IS REQUESTING TO REZONE AN APPROXIMATE 36.5-ACRE PARCEL FROM ZONING DISTRICT R-10 TO R-5.
<i>Location:</i>	10505 NE 285 TH STREET
<i>Neighborhood association:</i>	AREA NOT REPRESENTED
<i>Planner contact:</i>	JOSH WARNER
<i>Hearing information:</i>	NOVEMBER 4, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** FALCON'S REST PUD SUBDIVISION
Case number: PLD2004-00067;PUD2004-00003; SEP2004-00123;BLA2004-00043;EVR2004-00060; MZR2004-00138
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 6.24-ACRE PARCEL INTO 73 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-18 AND R1-7.5 ZONE DISTRICTS. THE APPLICANT IS ALSO PROPOSING A PLANNED UNIT DEVELOPMENT.
Location: CORNER OF NW 122ND STREET AND NW 36TH AVENUE
Neighborhood association: FELIDA NEIGHBORHOOD ASSOCIATION
Planner contact: MICHAEL UDUK
Hearing information: NOVEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** LINTZ SUBDIVISION
Case number: PLD2004-00073; SEP2004-00132; WET004-00029
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 6.24-ACRE PARCEL INTO 73 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-18 AND R1-7.5 ZONE DISTRICTS. THE APPLICANT IS ALSO PROPOSING A PLANNED UNIT DEVELOPMENT.
Location: 6418 NE 58TH STREET
Neighborhood association: ST. JOHNS/ ANDRESEN NEIGHBORHOOD ASSOCIATION
Planner contact: MICHAEL UDUK
Hearing information: NOVEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** C-DYMOND ESTATES SUBDIVISION
Case number: PLD2004-00069;SEP2004-00127; HAB2004-00172; SHL2004-00011; EVR2004-00064
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 72.57-ACRE PARCEL INTO 12 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R-5 ZONING DISTRICT.
Location: SOUTH OF SE 20TH STREET AT 328TH AVENUE
Neighborhood association: WASHOUGAL RIVER NEIGHBORHOOD ASSOCIATION
Planner contact: JOSH WARNER
Hearing information: DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** COLD CREEK INDUSTRIAL PARK
Case number: PLD2004-00082;SEP2004-00146; ARC2004-00070; EVR2004-00075
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE 40.35 ACRES INTO 15 LOTS AND TO CONSTRUCT STREET, STORMWATER, AND UTILITY INFRASTRUCTURE IMPROVEMENTS, LOCATED IN THE LIGHT INDUSTRIAL (ML) ZONING DISTRICT,
Location: WEST SIDE OF NE 40TH AVENUE SOUTH OF NE 68TH STREET.
Neighborhood association: ANDRESEN/ST JOHNS NEIGHBORHOOD ASSOCIATION
Planner contact: ALAN BOGUSLAWSKI
Hearing information: NOVEMBER 23, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** 25th AVENUE TOWNHOMES SUBDIVISION
Case number: PLD2004-00078;EVR2004-00072; VAR2004-00018;SEP2004-00142; ARC2004-00065
Description: APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 0.57-ACRE PARCEL INTO 8 SINGLE FAMILY ATTACHED TOWNHOME LOTS LOCATED IN THE R-18 ZONE DISTRICT. APPLICANT IS ALSO REQUESTING A TYPE I VARIANCE TO THE STREET SIDE YARD AND SIDE SETBACKS.
Location: 7900 & 7906 NE 25TH AVENUE
Neighborhood association: NE HAZEL DELL NEIGHBORHOOD ASSOCIATION
Planner contact: RICHARD DAVIAU
Hearing information: NOVEMBER 23, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** SHERWOOD HOLLOW WEST SUBDIVISION
Case number: PLD2004-00077; SEP2004-00138
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 8.2-ACRE PARCEL INTO 41 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT.
Location: 2112 NE 104TH STREET
Neighborhood association: SHERWOOD HILLS NEIGHBORHOOD ASSOCIATION
Planner contact: ALAN BOGUSLAWSKI
Hearing information: NOVEMBER 23, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** THE WOODLANDS PUD SUBDIVISION
Case number: PLD2004-00081;SEP2004-00144;
PUD2004-00005
Description: THE APPLICANT IS REQUESTING PRELIMINARY
PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 7.33 ACRES INTO 33 SINGLE-
FAMILY RESIDENTIAL LOTS UTILIZING THE PUD
STANDARDS IN THE R1-10 ZONE DISTRICT.
Location: 9401 & 9503 NE 142ND AVENUE
Neighborhood association: SIFTON NEIGHBORHOOD ASSOCIATION
Planner contact: MICHAEL UDUK
Hearing information: DECEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** PARKVIEW ESTATES AT PLEASANT
VALLEY SUBDIVISION
Case number: PLD2004-00079;PUD2004-00004; SEP2004-
00054; ARC2004-00024; EVR2004-00026;
WET2004-00014
Description: THE APPLICANT IS REQUESTING PRELIMINARY
PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 7.61-ACRES INTO 27 SINGLE-
FAMILY RESIDENTIAL LOTS IN THE R1-10
ZONING DISTRICT.
Location: 12620 NE 50TH AVENUE
Neighborhood association: PLEASANT HIGHLANDS NEIGHBORHOOD
ASSOCIATION
Planner contact: MICHAEL UDUK
Hearing information: DECEMBER 9, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** ALFANO SUBDIVISION
Case number: PLD2004-00076;SEP2004-00137;
WET2004-00039
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE
SIX PARCELS TOTALING APPROXIMATELY 8.7
ACRES INTO 50 SINGLE-FAMILY RESIDENTIAL
LOTS AND A WETLAND/STORMWATER TRACT,
WITH THREE LOTS TO CONTAIN EXISTING
DWELLINGS, IN THE R1-5 ZONING DISTRICT.
Location: 5202 NW 53RD COURT
Neighborhood association: AREA NOT REPRESENTED
Planner contact: ALAN BOGUSLAWSKI
Hearing information: DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name.:**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

ORCHARDS TOWER SITE PO-1617-A

CUP2004-00004;PSR2004-00018; SEP2004-00059; EVR2004-00061

THE APPLICANT IS REQUESTING CONDITIONAL USE AND SITE PLAN APPROVAL TO CONSTRUCT A 120 FOOT TALL WIRELESS COMMUNICATION TOWER AND EQUIPMENT CABINETS WITHIN A FENCED AND LANDSCAPED 900 SQUARE FOOT AREA. THE PROPERTY IS APPROXIMATELY 10,700 SQUARE FEET AND IS LOCATED IN THE CL ZONE DISTRICT.

6018 NE 110TH AVENUE

AREA NOT REPRESENTED

TERRI BROOKS

DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name.:**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

NEILSEN SUBDIVISION

PLD2004-00074;SEP2004-00133;

WET2004-00030;HAB2004-00177;

EVR2004-00066

THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 13.7-ACRE PARCEL INTO 5 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE RC2.5 ZONE DISTRICT.

HEALY ROAD JUST EAST OF SR 503

AREA NOT REPRESENTED

TRAVIS GODDARD

DECEMBER 21, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name.:**

Case number:

Description:

Location:

Neighborhood association:

Planner contact:

Hearing information:

BERGERON SUBDIVISION

PLD2004-00075; SEP2004-00134;

WET2004-00031; HAB2004-00178

THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 15-ACRE PARCEL INTO 6 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE RC2.5 ZONE DISTRICT. THERE ARE WETLANDS AND HABITAT ON THE PROPERTY.

HEALY ROAD JUST EAST OF SR 503

AREA NOT REPRESENTED

TRAVIS GODDARD

DECEMBER 21, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name.:**

Case number:

HAZEL DELL TOWNE CENTER

PST2004-00039

Description:

THE APPLICANT IS REQUESTING POST
DECISION REVIEW APPROVAL FOR THE
REPLACEMENT OF THE ORIGINALLY
PERMITTED GROCERY STORE USE AND GAS
STATION TENANTS WITH KOHL'S DEPARTMENT
STORE. THE PROPERTY IS LOCATED IN THE CC
ZONE DISTRICT AND IS APPROXIMATELY 10-
ACRES.

Location:

507 NE 88TH STREET

Neighborhood association:

NE HAZEL DELL NEIGHBORHOOD
ASSOCIATION

Planner contact:

RICHARD DAVIAU

Hearing information:

DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ ***Project name:.***

HARMONY LANE SUBDIVISION

Case number:

PLD2004-00088; SEP2004-00154;
BLA2004-00055

Description:

THE APPLICANT IS REQUESTING TO SUBDIVIDE
AN APPROXIMATE 5.46-ACRE PARCEL INTO 23
SINGLE-FAMILY RESIDENTIAL LOTS LOCATED
IN THE R1-7.5 ZONE DISTRICT.

Location:

9915 & 10009 NE COVINGTON ROAD

Neighborhood association:

MAPLE TREE NEIGHBORHOOD ASSOCIATION
DAN CARLSON

Planner contact:

Hearing information:

DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ ***Project name:.***

58TH STREET COTTAGES PUD
SUBDIVISION

Case number:

PLD2004-00084; PUD2004-00006;
SEP2004-00151; EVR2004-00077;
EVR2004-00078; MZR2004-00171;
ARC2004-00073

Description:

THE APPLICANT IS REQUESTING PRELIMINARY
PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 7.9 ACRES INTO 68 LOTS
USING THE PLANNED UNIT DEVELOPMENT
(PUD) IN THE R-12 AND R-22 ZONE DISTRICTS.

Location:

5816 NE 58TH STREET

Neighborhood association:

NO MAPPING; BUT A COURTESY NOTICE WAS
MAILED TO: NEIGHBORHOOD ADVISORY
COMMITTEE OF CLARK COUNTY

Planner contact:

MICHAEL UDUK

Hearing information:



DECEMBER 21, 2004 – 1300 FRANKLIN –
7:00PM

■ **ADMINISTRATIVE DECISIONS** (*Type II – includes public notice*)

Type II projects require public notice and county staff approval. They do not require public hearings. The Community Development Department determines whether Type II proposals meet relevant codes and requirements. This process may result in approval, approval with conditions, or denial. Type II decisions may be appealed first to a land use hearings examiner and later to the Board of Clark County Commissioners. Appeals of Board of Clark County Commissioners decisions may be made to Superior Court.

The following projects show administrative decision dates. Any appeals of these decisions must be filed within 14 calendar days of the decision date. The appeal may be filed at the Customer Service Counter on the first floor of the Clark County Public Service Center, 1300 Franklin Street, Vancouver. The appeal may also be mailed to: Clark County Community Development Department, Development Services Division, P.O. Box 9810, Vancouver, WA 98666-9810.

■ Project name:	POLEN OFFICE
Case number:	PSR2003-00020
Description:	THE APPLICANT IS REQUESTING SITE PLAN APPROVAL TO CHANGE THE EXISTING RESIDENTIAL HOUSE TO COMMERCIAL OFFICE USE AND THE 2 EXISTING BUILDINGS WILL REMAIN ACCESSORY (STORAGE) BUILDINGS. THE PROPERTY IS LOCATED IN THE C-3 ZONE DISTRICT.
Location:	7905 NE 13 TH AVENUE
Applicant contact:	MICHAEL & SHERI POLEN
Neighborhood association:	NE HAZEL DELL NEIGHBORHOOD ASSOC.
Planner contact:	RICHARD DAVIAU
Comment period ends:	7/14/04
■ Project name:	CROWN CORPORATION WAREHOUSE
Case number:	PSR2004-00028; SEP2004-00085; ARC2004-00038
Description:	TO CONSTRUCT A 22,500 SQUARE FOOT WAREHOUSE ON A 4.55 ACRE SITE CONTAINING TWO EXISTING LIGHT INDUSTRIAL BUILDINGS, LOCATED IN THE LIGHT INDUSTRIAL (ML) ZONING DISTRICT.
Location:	6013 NE 127 TH AVENUE
Applicant contact:	OLSON ENGINEERING
Neighborhood association:	HERITAGE NEIGHBORHOOD ASSOCIATION
Planner contact:	ALAN BOGUSLAWSKI
Comment period ends:	7/1/04
■ Project name:	CLARK CLUSTER SHORT PLAT

Case number:	PLD2004-00031
Description:	THE APPLICANT IS REQUESTING TO SHORT PLAT A 20-CRE PARCEL INTO 4 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R-5 ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING TO UTILIZE THE CLUSTER ORDINANCE.
Location:	14313 NE 82 ND AVENUE
Applicant contact:	MOSS & ASSOCIATES, INC.
Neighborhood association:	GREATER BRUSH PRAIRIE NEIGHBORHOOD ASSOCIATION
Planner contact:	TRAVIS GODDARD
Comment period ends:	6/1/04
 Project name:	WESTMOOR SHORT PLAT
Case number:	PLD2004-00050; SEP2004-00082
Description:	THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE 0.95-ACRE PARCEL INTO 3 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE 1-7.5 ZONE DISTRICT. APPLICANT CONTACT:
Location:	3609 NW 109TH STREET
Applicant contact:	STURTEVANT, GOLEMO & ASSOC.
Neighborhood association:	ERIC GOLEMO
Planner contact:	FELIDA NA
Comment period ends:	KRYS OCHIA 7/7/04
 Project name:	EASTRIDGE BUSINESS PARK
Case number:	MZR2004-00090
Description:	RECOGNITION OF PARCELS PREVIOUSLY COMBINED FOR TAX PURPOSES AS SEPARATE LEGAL LOTS OF RECORD. THE PROPERTY IS ON APPROXIMATELY 9.2 ACRES LOCATED IN THE ML ZONING DISTRICT.
Location:	NORTH SIDE OF NE 95TH STREET, EAST OF NE 117TH AVENUE.
Applicant contact:	CASCADE FIELD SERVICES
Neighborhood association:	THOMAS SELF
Planner contact:	SIFTON NEIGHBORHOOD ASSOCIATION
Comment period ends:	ALAN BOGUSLAWSKI
Decision Issued:	7/2/04
Appeal Period Over:	11/2/04 11/16/04

<i>Project name:</i>	ORCHARDS RETAIL CENTER
<i>Case number:</i>	PSR2004-00030; EVR2004-00044; SEP2004-00089
<i>Description:</i>	TO CONSTRUCT A SHOPPING CENTER CONSISTING OF A 29,120 SQUARE FOOT RETAIL BUILDING WITH DRIVE-UP FACILITIES AND A 14,300 SQ FT MULTI-TENANT RETAIL BUILDING ON A 3.6 ACRE SITE IN THE LIMITED COMMERCIAL (CL) ZONING DISTRICT, AND TO DIVIDE THE PROPERTY INTO TWO PARCELS THROUGH A BINDING SITE PLAN. THE PROPOSAL INCLUDES A PUBLIC STREET CONNECTING FOURTH PLAIN ROAD AND ROSEWOOD AVENUE.
<i>Location:</i>	NORTH SIDE OF NE FOURTH PLAIN ROAD, SOUTH SIDE OF NE ROSEWOOD AVENUE, APPROXIMATELY 500 FEET EAST OF NE 112 TH AVENUE
<i>Applicant contact:</i>	GRAMOR DEVELOPMENT, INC. DAVID COPENHAVER
<i>Neighborhood association:</i>	AREA NOT REPRESENTED
<i>Planner contact:</i>	ALAN BOGUSLAWSKI
<i>Comment period ends:</i>	7/27/04
 <i>Project name:</i>	 WILLIAMS SHORT PLAT
<i>Case number:</i>	PLD2004-00047; HAB2004-00100
<i>Description:</i>	THE APPLICANT IS REQUESTING TO SHORT PLAT A 9.86-ACRE PARCEL INTO TWO 5-ACRE SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R-5 ZONE DISTRICT.
<i>Location:</i>	4019 NE 399 TH AVENUE
<i>Applicant contact:</i>	DALE WILLIAMS
<i>Neighborhood association:</i>	WASHOUGAL RIVER NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	TERRY BROOKS
<i>Comment period ends:</i>	8/6/04
 <i>Project name:</i>	 BINNS SITE PLAN
<i>Case number:</i>	PSR2004-00039; SEP2004-00109; ARC2004- 00014
<i>Description:</i>	THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A 12,700 SQUARE FOOT INDUSTRIAL BUILDING FOR WELDING AND OTHER TENANT SPACE ON AN APPROXIMATE .9-ACRE PARCEL. THE PROPERTY IS LOCTED IN THE ML ZONE DISTRICT.
<i>Location:</i>	134 TH STREET AND TENNY ROAD

Applicant contact: HARB ENGINEERING, INC.
GUS HARB
Neighborhood association: NORTH SALMON CREEK NEIGHBORHOOD
ASSOCIATION
Planner contact: RICHARD DAVIAU
Comment period ends: 8/25/04

Project name: CLARK COUNTY FIRE DISTRICT #9
STATION 9-3

Case number: PSR2004-00043; SEP2004-00120; EVR2004-
00056

Description: THE APPLICANT IS REQUESTING SITE PLAN
APPROVAL FOR CONSTRUCTION OF A 1,000
SQUARE FOOT ADDITION TO THE EXISTING
FIRE STATION, INSTALL A 1,200 SQUARE FOOT
TRAINING FACILITY AND AN 864 SQUARE FOOT
POLE BARN ON AN APPROXIMATE 3.86-ACRE
PARCEL LOCATED IN THE R-5 ZONE DISTRICT.

Location: 121 NE 312TH AVENUE
Applicant contact: OLSON ENGINEERING
ATTN: MIKE ODREN
Neighborhood association: WASHOUGAL RIVER NEIGHBORHOOD ASSN.
Planner contact: JIM VANDLING
Comment period ends: 9/2/04
Decision Issued: 10/28/04
Appeal Period Over: 11/11/04

Project name: KENNEDY LOT 27 SHORT PLAT

Case number: PLD2004-00064

Description: THE APPLICANT IS REQUESTING TO SHORT
PLAT AN APPROXIMATE 12,020 SQUARE FOOT
PARCEL INTO 2 SINGLE-FAMILY RESIDENTIAL
LOTS LOCATED IN THE R1-6 ZONE DISTRICT.

Location: 9507 NE 47TH AVENUE
Applicant contact: KIMBALL HILL HOMES
Neighborhood association: NE HAZEL DELL NEIGHBORHOOD
ASSOCIATION
Planner contact: DAN CARLSON
Comment period ends: 9/10/04

Project name: GREYHAWK PARK SHORT PLAT

Case number: PLD2004-00060; SEP2004-00112; EVR2004-
00054; ARC2004-0052; WET2003-00014

Description: THE APPLICANT IS REQUESTING TO SHORT
PLAT AN APPROXIMATE 8-ACRE PARCEL INTO 2
LOTS LOCATED IN THE R1-10 ZONE DISTRICT.

Location: 12600 NE 50TH AVENUE
Applicant contact: VANCOUVER-CLARK PARKS DEPARTMENT

<i>Neighborhood association:</i>	STEVE DUH PLEASANT HIGHLANDS NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	RICHARD DAVIAU
<i>Comment period ends:</i>	9/13/04
 <i>Project name:</i>	 CLARK LIGHT INDUSTRIAL
<i>Case number:</i>	PSR2004-00037; CRA2004-00004; SEP2004- 00107; ARC2004-00049; VAR2004-00013
<i>Description:</i>	THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF AN APPROXIMATE 2,500 SQUARE FOOT BUILDING ON AN APPROXIMATE .28-ACRE PARCEL LOCATED IN THE ML ZONE DISTRICT. THE APPLICANT IS ALSO REQUESTING A 25% VARIANCE TO THE REAR AND SIDE YARD SETBACKS.
 <i>Location:</i>	 NORTHWEST CORNER OF NE 4 TH PLAIN ROAD AND NE 134 TH AVENUE
<i>Applicant contact:</i>	LDC DESIGN GROUP BOB CARPENTER
<i>Neighborhood association:</i>	SIFTON NEIGHBORHOOD ASSOCIATION
<i>Planner contact:</i>	RICHARD DAVIAU
<i>Comment period ends:</i>	9/13/04
 <i>Project name:</i>	 JOHN'S SHORT PLAT
<i>Case number:</i>	PLD2004-00029
<i>Description:</i>	THE APPLICANT IS REQUESTING TO DIVIDE TWO PLATTED LOTS TOTALING .51 ACRES INTO THREE SINGLE-FAMILY RESIDENTIAL LOTS IN THE RESIDENTIAL (R1-6) ZONING DISTRICT.
 <i>Location:</i>	 9310 NE 74 TH WAY
<i>Applicant contact:</i>	MARK MERIDIETH
<i>Neighborhood association:</i>	MAPLE TREE NEIGHBORHOOD ASSOC.
<i>Planner contact:</i>	ALAN BOGUSLAWSKI
<i>Comment period ends:</i>	8/17/04
 <i>Project name:</i>	 PEDRON ENTERPRISES RV STORAGE POST DECISION REVIEW
<i>Case number:</i>	PST2004-00028
<i>Description:</i>	THE APPLICANT IS REQUESTING POST DECISION REVIEW AND APPROVAL TO SPR97- 055, PST98-039 AND PST99-039 TO DEFER THE CONSTRUCTION OF ROAD FRONTAGE IMPROVEMENTS AND ELIMINATE THE CONSTRUCTION OF THE 34 FOOT HALF-WIDTH ROADWAY WITH A TEMPORARY CUL-DE-SAC ALONG THE NORTH PROPERTY LINE. THE

	<p>APPLICANT IS ALSO REQUESTING TO ELIMINATE THE STORMWATER FACILITY ALONG THE EAST SIDE OF THE SITE AND RELOCATE THE CENTRAL SWALE TO THE NORTH SIDE OF THE SITE AND RECONFIGURE THE LAYOUT OF THE SITE TO MAKE SPACE FOR THE ADDITION OF A COVERED RV STORAGE AREA A DUMPSITE. THE APPROXIMATELY 5-ACRE PARCEL IS ZONED LIGHT INDUSTRIAL (ML).</p>
<i>Location:</i>	6002 NE 152 ND AVENUE
<i>Applicant contact:</i>	MACKAY & SPOSITO, INC. ERIN TOMAN OR HENRY DIAZ
<i>Neighborhood association:</i>	HERITAGE NEIGHBORHOOD ASSOC.
<i>Planner contact:</i>	MICHAEL UDUK
<i>Comment period ends:</i>	8/19/04
 <i>Project name:</i>	 RYAPOLOV SHORT PLAT
<i>Case number:</i>	PLD2004-00052; EVR2004-00042
<i>Description:</i>	THE APPLICANT IS REQUESTING PRELIMINARY SHORT PLAT APPROVAL OF APPROXIMATELY 0.46-ACRES ZONED R1-6 INTO 2 SINGLE-FAMILY RESIDENTIAL LOTS. THE APPLICANT IS ALSO REQUESTING A ROAD MODIFICATION.
 <i>Location:</i>	 6401 NE 17 TH AVENUE
<i>Applicant contact:</i>	RODGERS ENGINEERING BOB RODGERS
<i>Neighborhood association:</i>	NE HAZEL DELL NEIGHBORHOOD ASSOC.
<i>Comment period ends:</i>	9/13/04
<i>Decision Issued:</i>	10/27/04
<i>Appeal Period Over:</i>	11/10/04
 <i>Project name:</i>	 WITTHAUER SHORT PLAT
<i>Case number:</i>	PLD2004-00065; SEP2004-00122; SHL2004-00009; PAC2004-00164
<i>Description:</i>	THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE 1.9-ACRE PARCEL INTO 2 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R-5 ZONE DISTRICT.
 <i>Location:</i>	 17508 NE LUCIA FALLS ROAD
<i>Applicant contact:</i>	PAULINE HICKMAN
<i>Neighborhood association:</i>	YACOLT MOUNTAIN NEIGHBORHOOD ASSOCIATION
<i>Comment period ends:</i>	9/16/04
 <i>Project name:</i>	 THOMPSON'S CLUSTER SPLIT SHORT PLAT

Case number: PLD2004-00042; SEP2004-00113;
WET2003-00035; ARC2004-00053
Description: THE APPLICANT IS REQUESTING TO SHORT
PLAT AN APPROXIMATE 10.04-ACRE PARCEL
INTO 2 SINGLE-FAMILY RESIDENTIAL LOTS IN
THE R-5 ZONE DISTRICT. THE APPLICANT IS
ALSO REQUESTING TO UTILIZE THE CLUSTER
ORDINANCE.
Location: 2411 NE 259TH STREET
Applicant contact: FRANK THOMPSON
Neighborhood association: RIDGEFIELD JUNCTION NEIGHBORHOOD
ASSOCIATION
Comment period ends: 9/8/04

■ **Project name:** CLARK PUBLIC UTILITIES
WELL STATION 13.1
Case number: PSR2004-00049
Description: THE APPLICANT IS REQUESTING TO
CONSTRUCT A PUBLIC WATER SUPPLY WELL,
WELL HOUSE AND WATER TREATMENT
FACILITY WITHIN A 1-ACRE EASEMENT ON A
28.4-ACRE PARCEL LOCATED IN THE R1-6 ZONE
DISTRICT.
Location: EAST SIDE OF NW 31ST AVENUE,
APPROXIMATELY 200 FEET SOUTH OF NW 124TH
STREET.
Applicant contact: CLARK PUBLIC UTILITIES
RUSS KNUTSON, P.E.
Neighborhood association: FELIDA NEIGHBORHOOD ASSOCIATION
Planner contact: ALAN BOGUSLAWSKI
Comment period ends: 09/27/04

■ **Project name:** BUZZ BEAN DRIVE THRU EXPRESSO
Case number: PSR2004-00038; MZR2004-00115
Description: SITE PLAN APPROVAL TO PLACE A 128 SQ FT
DRIVE-THRU ESPRESSO STAND IN THE
PARKING LOT OF AN EXISTING SHOPPING
CENTER LOCATED IN THE CL ZONING
DISTRICT.
Location: 11308 NE FOURTH PLAIN BLVD.
Applicant contact: KELLI SHANKS
Neighborhood association: NO ACTIVE NEIGHBORHOOD ASSOCIATION
Planner contact: ALAN BOGUSLAWSKI
Comment period ends: 09/23/04

■ **Project name:** TAYLOR TRANSPORT SITE PLAN REVIEW
Case number: PSR2004-00031

Description: THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR EXPANSION OF A GRAVEL PARKING LOT ON AN APPROXIMATE 3.97-ACRE PARCEL LOCATED IN THE ML (LIGHT INDUSTRIAL) ZONING DISTRICT.

Location: 7117 NE 47TH AVENUE

Applicant contact: BARBIERI & ASSOCIATES, INC.
JOHN BARBIERI

Neighborhood association: ANDRESEN/ST. JOHNS NEIGHBORHOOD ASSOCIATION

Planner contact: JOSH WARNER

Comment period ends: 09/22/04

■ **Project name:** SALMON CREEK WASTE WATER MANAGEMENT SYSTEM SITE PLAN & SHORELINE REVIEW

Case number: PSR2004-00041; SEP2004-00118;
SHL2004-00006; CRA2004-00005;
HAB2004-00158

Description: THE APPLICANT IS REQUESTING SITE PLAN, SHORELINE, HABITAT AND CARA REVIEW FOR EXPANSION OF THE SEWAGE TREATMENT PLANT AND A NEW SEWER FORCE MAIN BETWEEN SALMON CREEK WASTEWATER PLANT AND KLINELINE PARK. THE PROJECT IS ON AN APPROXIMATE 23-ACRE PARCEL LOCATED IN THE R1-20 ZONE DISTRICT.

Location: 15100 NW MCCANN ROAD

Applicant contact: CH2M HILL
NICHOLE COULTER

Neighborhood association: FAIRGROUNDS NEIGHBORHOOD ASSOCIATION

Planner contact: TERRI BROOKS

Comment period ends: 9/14/04

■ **Project name:** KLINELINE PARK SITE PLAN & SHORELINE REVIEW

Case number: PSR2004-00042; SHL2004-00007;
HAB2004-00158; ARC2004-00055

Description: THE APPLICANT IS REQUESTING SITE PLAN, SHORELINE, HABITAT AND ARCHAEOLOGICAL REVIEW AND APPROVAL FOR A NEW PUMP STATION AND CARETAKER RESIDENCE. THE PROJECT IS IN SALMON CREEK PARK, AN APPROXIMATE 63-ACRE PARCEL LOCATED IN THE R1-6 ZONE DISTRICT.

Location: 1112 NE 117TH STREET

Applicant contact: CH2M HILL

Neighborhood association:

NICHOLE COULTER
FAIRGROUNDS NEIGHBORHOOD
ASSOCIATION

Planner contact:

TERRI BROOKS

Comment period ends:

9/14/04

■ **Project name:**

UNION PRAIRIE BUSINESS PARK

Case number:

PSR2004-00054; SEP2004-00145;
MZR2004-00167

Description:

THE APPLICANT IS REQUESTING A BINDING SITE PLAN REVIEW APPROVAL TO CREATE THREE LOTS FOR THE PURPOSES OF CONSTRUCTING THREE SEPARATE BUILDINGS TOTALING 78,960 SQUARE FEET ON APPROXIMATELY 7.02 ACRES ZONE LIGHT INDUSTRIAL (ML). THE DEVELOPMENT, WHICH INCLUDES A REQUEST FOR PUBLIC SEWER WAIVER, WILL OCCUR IN 3 PHASES.

Location:

SOUTHEAST CORNER OF NE 117TH AVE (SP503)
AND NE 113TH ST

Applicant contact:

HARB ENGINEERING, INC.
GUS HARB, P.E.

Neighborhood association:

GREATER BRUSH PRAIRIE NEIGHBORHOOD
ASSOCIATION

Planner contact:

MICHAEL UDUK

Comment period ends:

10/8/04

■ **Project name:**

DANIELS PLACE SHORT PLAT

Case number:

PLD2004-00070

Description:

SHORT PLAT APPROVAL TO DIVIDE APPROXIMATELY ONE ACRE INTO FOUR SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT

Location:

5417 NE 40TH STREET

Applicant contact:

HARPER ENGINEERING
NORM HARKER

Neighborhood association:

ROADS END FARM NEIGHBORHOOD
ASSOCIATION

Planner contact:

RICHARD DAVIAU

Comment period ends:

10/8/04

■ **Project name:**

HOCKINSON VILLAGE CENTER

Case number:

PST2004-00037

Description:

THE APPLICANT IS REQUESTING POST DECISION REVIEW AND APPROVAL TO REVISE THE PROPOSED INTERNAL ROAD WHICH WAS ORIGINALLY PROPOSED AS A PUBLIC ROAD AND IS NOW PROPOSED TO BE A PRIVATE ROAD TO SERVE THE RURAL 1-ACRE LOTS.

THE ROAD WILL ALSO MOVE FROM THE SOUTHERN EDGE OF THE LOTS TO AN INTERNAL LOCATION. THE PROPERTY IS LOCATED IN THE CR-2 AND RC-1 ZONE DISTRICTS.

Location:

16105 NE 182ND AVENUE

Applicant contact:

WALZ FAMILY LIMITED PARTNERSHIP
BILL WALZ

Neighborhood association:

CONCERNED CITIZENS OF HOCKINSON
NEIGHBORHOOD ASSOCIATION

Planner contact:

TERRI BROOKS

Comment period ends:

10/25/04

■ **Project name:**

CHRIS PRUITT TIER I INFILL SHORT PLAT

Case number:

PLD2004-00066; EVR2004-00058

Description:

THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE .56-ACRE PARCEL INTO 3 SINGLE-FAMILY RESIDENTIAL LOTS IN THE R1-6 ZONE DISTRICT USING THE TIER I INFILL ORDINANCE.

Location:

3502 NE 41ST STREET

Applicant contact:

KELLY PRUITT

Neighborhood association:

TRUMAN NEIGHBORHOOD ASSOCIATION

Planner contact:

DAN CARLSON

Comment period ends:

11/2/04

■ **Project name:**

RHODEHOUSE SHORT PLAT

Case number:

PLD2004-00083

Description:

THE APPLICANT IS REQUESTING TO SHORT PLAT AN APPROXIMATE .5 ACRE PARCEL INTO 3 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED IN THE R1-6 ZONE DISTRICT.

Location:

2809 NE 172ND AVE

Applicant contact:

WILLIAM RAUCH, P.E.

Neighborhood association:

SOLARUS DEVELOPMENT

EVERGREEN EAST NEIGHBORHOOD
ASSOCIATION

Planner contact:

DAN CARLSON

Comment period ends:

11/2/04

■ **Project name:**

MOUNTAIN VIEW VETERINARY HOSPITAL
SITE PLAN REVIEW

Case number:

PSR2004-00045; VAR2004-00015

Description:

THE APPLICANT IS REQUESTING SITE PLAN APPROVAL FOR CONSTRUCTION OF A 2,736 SQUARE FOOT ONE STORY DETACHED ACCESSORY BUILDING ON AN APPROXIMATE 2.95-ACRE PARCEL LOCATED IN THE ML ZONE DISTRICT. THE APPLICANT IS ALSO

Location:
Applicant contact:

Neighborhood association:

Planner contact:
Comment period ends:

REQUESTING AN ADMINISTRATIVE VARIANCE
TO THE REAR YARD SETBACK.
13914 NE 16TH AVENUE
ARCHITECTS ASSOCIATIVE, INC.
KATHY A. DIETRICH
NE NORTH SALMON CREEK NEIGHBORHOOD
ASSOCIATION
RICHARD DAVIAU
11/2/04

■ ***Project name:***

Case number:

Description:

Location:
Applicant contact:

Neighborhood association:
Planner contact:
Comment period ends:

ORCHARDS MARKET CENTER SIGN TYPE
II VARIANCE
VAR2004-00019
THE APPLICANT IS REQUESTING A 25%
VARIANCE TO THE SIGN HEIGHT AND AREA
STANDARDS FOR 4 REPLACEMENT SIGNS. THE
PROPERTY IS APPROXIMATELY 25.45-ACRES
LOCATED IN THE CL ZONE DISTRICT.
11505 NE 4TH PLAIN
TUBE ART
DAN OSTERMAN
AREA NOT REPRESENTED
DAN CARLSON
11/10/04

■ ***Project name:***

Case number:

Description:

Location:

Applicant contact:

Neighborhood association:

Planner contact:
Comment period ends:

SALMON CREEK COMMERCIAL SHORT
PLAT
PST2004-00038; SEP2004-00156
THE APPLICANT IS REQUESTING POST
DECISION REVIEW OF A FOUR-LOT
COMMERCIAL SHORT PLAT TO APPROVE
ADDITIONAL VEHICLE TRIPS FOR THE SITE
UNDER THE CONCURRENCY ORDINANCE.
SOUTH SIDE OF NE 134TH STREET, NORTH
SIDE OF NE 129TH STREET, WEST OF NE 27TH
AVENUE.
HOPPER DENNIS JELLISON, PLLC
STACEY SHIELDS, PROJECT PLANNER
FAIRGROUNDS NEIGHBORHOOD
ASSOCIATION
ALAN BOGUSLAWSKI
11/8/04

■ ***Project name:***

Case number:

Description:

JACKSON SHORT PLAT
PLD2004-00080
THE APPLICANT IS REQUESTING TO SHORT
PLAT AN 4,699 SQUARE FOOT INTO TWO

Location:
Applicant contact:
Neighborhood association:

SINGLE-FAMILY RESIDENTIAL LOTS LOCATED
IN THE R1-6 ZONE DISTRICT. THERE IS AN
EXISTING HOUSE ON THE PROPERTY.
8810 NE 25TH AVENUE
DAN BARBIERI
NE HAZEL DELL NEIGHBORHOOD
ASSOCIATION
RICHARD DAVIAU
11/11/04

■ **Project name:**

ED WAITE SHORT PLAT

Case number:

PLD2004-00087

Description:

THE APPLICANT IS REQUESTING TO SHORT
PLAT TWO SINGLE FAMILY RESIDENTIAL LOTS
ON AN APPROXIMATE .61 ACRE PARCEL
LOCATED IN THE R1-10 ZONE DISTRICT

Location:
Applicant contact:

3320 NW 124TH STREET
MINISTER & GLAESER SURVEYING, INC.
NICOLLE SICILIA, PROJECT PLANNER
FAIRGROUNDS NEIGHBORHOOD
ASSOCIATION

Planner contact:
Comment period ends:

RICHARD DAVIAU
11/11/04

■ **ADMINISTRATIVE DECISIONS** *(Type I review – routine staff review)*

Type I applications involve minor changes. They do not require public notice or public hearings and may be handled “over the counter” as a matter of routine. Projects in that category are not listed here. Type I decisions may be appealed first to a land use hearings examiner and later to the Board of Clark County Commissioners. Appeals of Board of Clark County Commissioners decisions may be made to Superior Court. For more information, contact our office at (360) 397-2375 ext. 4489.

■ **APPEALS**

Administrative decisions (Type I and Type II) may be appealed to a hearings examiner. If a project is appealed, the examiner will hold a public hearing to receive testimony on the appeal issues. The examiner’s decision on the appeal may be appealed to the Board of Clark County Commissioners.

Type III decisions by a hearings examiner may be appealed to the Board of Clark County Commissioners. Appeals must be mailed or taken to the Board of Clark County Commissioners, Clark County Public Service Center, 1300 Franklin Street, Vancouver, WA 98660. The commissioners will consider appeals in public meetings. They will not receive testimony on the appeal. For more information, please refer to the *Appeal* handout on our Web site. It is located at www.clark.wa.gov/commdev/documents/devservices/handouts/22-appeal.pdf.

Decisions made by the Board of Clark County Commissioners may be appealed to the Clark County Superior Court. Appeals to the Clark County Superior Court must be sent to Clark County Clerk's Office, P.O. Box 5000, Vancouver, WA 98666-5000, (360) 397-2292.

■ **Project name:.** CROWN CORPORATION WAREHOUSE
Case number: APL2004-00024
Description: THE APPLICANT IS APPEALING A REQUIREMENT TO PROVIDE A MINIMUM 20% LANDSCAPE COVERAGE FOR A SITE PLAN REVIEW APPLICATION (PSR2004-00028) CONDITIONALLY APPROVING CONSTRUCTION OF A 22,500 SQUARE FOOT MANUFACTURING / WAREHOUSE FACILITY ON A 4.55 ACRE SITE CONTAINING TWO EXISTING LIGHT INDUSTRIAL BUILDINGS, LOCATED IN THE LIGHT INDUSTRIAL (ML) ZONING DISTRICT.
Location: 6013 NE 127TH AVENUE
Neighborhood association: HERITAGE NEIGHBORHOOD ASSOCIATION
Planner contact: ALAN BOGUSLAWSKI
Hearing information: NOVEMBER 4, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** R JONES 11-ACRE DEVELOPMENT
Case number: APL2004-00025
Description: APPEALING THE DENIAL OF THE APPLICANT'S ROAD QUEST (EVR2004-00038) AND SITE PLAN REVIEW APPLICATION (PSR2004-00027) TO CONSTRUCT A 74,550 SQUARE FOOT WAREHOUSE DEVELOPMENT ON 11.28 ACRES IN THE LIGHT INDUSTRIAL (ML) ZONING DISTRICT.
Location: 4010 NE 65TH STREET. NORTH SIDE OF NE MINNEHAHA STREET, EAST OF 40TH AVENUE.
Neighborhood association: ANDRESEN/ST JOHNS NEIGHBORHOOD ASSN
Planner contact: ALAN BOGUSLAWSKI
Hearing information: DECEMBER 2, 2004 – 1300 FRANKLIN – 7:00PM

■ **Project name:.** WINDMILL TERRACE PHASE 2
SUBDIVISION
Case number: PLD2003-00042;SEP2003-00078;
WET2003-00026;EVR2003-00046;
HAB2004-00147
Description: THE APPLICANT IS REQUESTING TO SUBDIVIDE AN APPROXIMATE 2 ACRE PARCEL INTO 26 SINGLE-FAMILY ATTACHED LOTS IN THE R-18 ZONE DISTRICT UTILIZING THE TOWNHOUSE DEVELOPMENT STANDARDS.
Location: 602 NE 139TH STREET

Neighborhood association:

North Salmon Creek Neighborhood
ASSOCIATION

Planner contact:

DAN CARLSON

Hearing information:

NOVEMBER 30, 2004 – 1300 FRANKLIN –
10:00AM

■ GLOSSARY OF CASE TYPE CODES

APL appeals • **ARC** archaeological • **CAR** critical aquifer recharge area • **CPZ** zone change • **CUP** conditional use permit • **CVT** convent release • **FOR** forest practices • **GEO** geological hazards • **GOR** Columbia River scenic area • **HAB** habitat • **HOC** home occupation • **MZR** planning director reviews • **PUD** planned unit development • **PLD** subdivision • **PSR** site plan review • **PST** post decision review • **SEP** SEPA • **SHL** shoreline • **VAR** variance • **WET** wetland.

FormDS1312-Revised 6/10/04